

The motion was APPROVED viva voce vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes, and Wiesehan – 7

Nays: None – 0

PZ 19-35

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to rezone property from former Public Right-of-Way to Class C-2 (Large Scale Commercial) District for part of the property located at 7327 N. Galena Rd (Part of Parcel Identification No. 14-10-176-020), Peoria IL (Council District 3).

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 19-35 into the record and presented the request. Ms. Weick provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

Commissioner Heard announced that he was abstaining from the vote and discussion due to conflict of interest concerns.

Chairperson Wiesehan opened the public hearing at 1:49pm. There being no public testimony, the public hearing was closed at 1:49pm.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Unes made a motion to approve the request as presented; seconded by Commissioner Martin:

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Barry, Ghareeb, Grantham, Martin, Unes, and Wiesehan – 6

Abstain: Heard – 1

Nays: None – 0

ADDITIONAL SWEARING IN OF SPEAKERS

Speakers were sworn in by Commissioner Ghareeb.

PZ 19-36

Hold a Public Hearing and forward a recommendation to the City Council to amend the Comprehensive Plan to include the following area plans: South Village Implementation Plan featuring the MacArthur Corridor Plan, Southern Gateway Plan, and Western Avenue Plan.

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 19-36 into the record and presented the request to amend the City of Peoria's Comprehensive Plan to include the South Village Implementation Plan, MacArthur Corridor Plan, Southern Gateway Plan, and Western Avenue Plan. Ms. Smith provided a summary and recommendation as outlined in the memo. She described the relation to the City's revitalization planning with the Illinois Housing Development Authority, with collaboration from a variety of local entities and residents.

Commissioner Grantham announced she was abstaining from the vote and discussion due to conflict of interest concerns.

Aaron Gunn, IDG Architects, discussed that he hoped the plan would lead to continued improvements in Council District 1.

Discussion was held around the need to connect capital improvement projects in Peoria neighborhoods to ensure that a cohesive aesthetic be maintained throughout the city. Ms. Smith mentioned that the incorporation of these plans into the Comprehensive Plan will give them validity, which will be helpful for developers and funding requests.

Chairperson Wiesehan opened the public hearing at approximately 1:55pm.

Councilwoman Denise Moore, Council District 1, said that the South Village Implementation Plan is the result of significant interagency collaboration. She pointed out that the plan includes renderings of individual homes and rooms, which could be useful to corporations and developers as they seek to work in the neighborhood. She discussed that \$1 million has been set aside from the TIF to be used in implementing the plan and that she hopes to leverage CDBG funds, as well.

Discussion was held as to when the \$1 million for plan implementation could be utilized. Councilwoman Moore responded that the funding had already been approved by City Council, with hopes to break ground on a project in the summer of 2020.

Motion:

Commissioner Unes made a motion to approve the request as presented; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Barry, Ghareeb, Heard, Martin, Unes, and Wiesehan – 6

Abstain: Grantham – 1

Nays: None – 0

PZ 19-N

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Truck Parking.

Motion:

Commissioner Martin made a motion to defer the case to the January meeting; seconded by Commissioner Grantham:

The motion was APPROVED viva voce vote 7 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, Unes, and Wiesehan – 7

Nays: None – 0

PZ 19-32 (continued from the November meeting)

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend the City of Peoria Comprehensive Plan by incorporating the Thoroughfare Plan. (All Council Districts)

Senior Urban Planner, Joshua Naven, Community Development Department, read Case No. PZ 19-32 into the record and presented the request to amend the City of Peoria's Comprehensive Plan with the Thoroughfare Plan. Mr. Naven provided a summary as outlined in the memo. He discussed that both Community Development and Public Works staff are in accordance with the Thoroughfare Plan as proposed, which will revert some one-way streets to two-way streets.

Discussion was held around proposed street changes and the consequent funding required, with particular regard to Fulton Plaza. Mr. Naven cited the Downtown Streetscape Plan as well as the City's Complete Streets policy among the reasons for the proposed changes.